

CHAPTER 17

Subdivisions

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ARTICLE I

Subdivision Code

Sec. 17-1. Adoption.

There is hereby adopted and incorporated herein by reference the *1996 Buena Vista Subdivision Code*, also known as the *Subdivision Code*, promulgated and published by the Town of Buena Vista, P.O. Box 2002, Buena Vista, Colorado 81211. The Subdivision Code establishes comprehensive regulations and standards governing the subdivision and development of real property and is intended to protect and enhance the public health, safety and welfare. (Ord. 12, 1996 §1; Ord. 3-1998, §1)

Sec. 17-2. Amendments.

Amendments to the Subdivision Code shall be adopted and become effective in the same manner as ordinances. (Ord. 12, 1996 §1; Ord. 3-1998, §1; Ord. 4-2008 §2)

Sec. 17-3. Application.

This Article and the Subdivision Code shall apply to real property and development both within and outside the corporate limits of the Town to the extent permitted by law. (Ord. 12, 1996 §1; Ord. 3-1998, §1)

Sec. 17-4. Copy on file.

At least one (1) copy of the *1996 Buena Vista Subdivision Code* shall be maintained on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. Copies of the Subdivision Code shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 12, 1996 §1; Ord. 3-1998, §1)

Sec. 17-5. Violations and penalty – Void permits.

(a) It shall be unlawful for any person, including an owner, occupant, builder or agent, to divide, subdivide, convey, transfer, develop or use, or to attempt or negotiate to divide, subdivide, convey, transfer, develop or use, any real property in violation of the provisions of this Article or the Subdivision Code. A violation of any of the provisions of this Article or the Subdivision Code shall constitute a misdemeanor, punishable upon conviction for each separate offense by a fine or imprisonment, or both, as set forth in Article IV of Chapter 1 of this Code.

(b) No building permit, water system connection permit, access permit or other permit shall be issued for any building, development or structure situated on any lot or parcel of land divided, subdivided, transferred, sold or conveyed in violation of this Article and/or the Subdivision Code.

(c) All persons are presumed to know the terms and requirements of this Article and the Subdivision Code and the extent of the legal authority of the Town and its employees, boards and commissions to issue development approvals or permits. Any permit or approval issued in error or otherwise not in conformity with the requirements of this Article or the Subdivision Code shall be void. Similarly, any permit or approval issued in reliance upon, or as a result of, a materially false statement or representation made in the process of obtaining the permit or development approval shall, likewise, be void. Any person having received a void or voidable permit or approval shall not be relieved from having to comply with all applicable terms and conditions of the Subdivision Code and this Article, and the Town shall not be stopped from fully enforcing the same. (Ord. 3-1998, §1)

Secs. 17-6—17-20. Reserved.